

**RAISINVILLE TOWNSHIP  
PLANNING COMMISSION MINUTES  
August 17, 2015 7:00 pm meeting**

Meeting called to order by Chairman John Delmotte and led the Pledge of Allegiance.

Introduction and swearing in of new member Gary Nowitzke

**ROLL CALL:** Craig Assenmacher, Tom Woelmer, Mike Jaworski, Ann Nickel-Swinkey, John Delmotte, Adam McLaughlin, and Gary Nowitzke were present. Quorum established, all present

**Opening Comments by Chairman-** John Delmotte went over information regarding the proper procedure for Public hearings.

**AGENDA-** Motion to approve agenda by Adam McLaughlin, Supported by Mike Jaworski. Unanimous. Motion carried.

**APPROVAL of MINUTES: Motion** by Tom Woelmer to approve the minutes of the July 20th 2015 meeting with the amendment to specify it was a joint meeting with ZBA. **Supported** by Craig Assenmacher. Unanimous. **Motion carried.**

**PUBLIC HEARING:** Jason Miller of 8710 N Custer Rd. Monroe MI 48161, Miller Business Development Park, 4658 S. Custer Monroe, MI 48161, Parcel ID# 5813-128-107-10, (Indoor Dog Training Facility) Special Use Request.

**Motion** by Mike Jaworski to open Public Hearing, **Supported** by Adam McLaughlin. Unanimous. **Motion Carried.**

- 1.) Royce Maniko (from Mannik Smith Group) representing Township Planner Lucy Fortin.
  - a. A 3 page report was submitted by Lucie Fortin for her review of the Special Use Request. Royce Maniko explained the details and referred to Ordinance #13.01 and stated they do not recommend Special Use Review. Based on the review, they recommended additional information be provided and to give the Planning Commission additional time to review.
  - b. No comment from Township Attorney, Kerry Bondy
- 2.) Jason Nolff (David Arthur Consultants) on behalf of Applicant, submitted a 3 page Response to Township Planner report- he summarized his response.

**Public Comment regarding Proposed Special Use-**

Richard Beck 565 Strasburg Rd- voiced concern with the number of dogs to be kept overnight.  
-2 only as per Ordinance

Commission Members Questions to Dog Business Owner, Mark Allen:

- 1.) Mike Jaworski- asked them to define what “an event” was?
  - a. Certainly not a dog show, perhaps a private event
- 2.) Adam McLaughlin- questioned the process of removing the dog waste. Other ways to dispose of it? What would the frequency change of removal be?
  - a. Not sure how the schedule will be yet. Will adjust accordingly
- 3.) Mike Jaworski asked about lessons, what do they entail?

- a. Example- obedience class. Group classes- could be up to 15 dogs. In a controlled environment.
- 4.) Adam McLaughlin asked about times for Mon-Sat: back to back classes?
  - a. Owner may meet new client at 9:00 am, but if dogs are there overnight-he may be there earlier. He sees himself there 9-6/ 6:30 pm. Looking into surveillance cameras for overnight dogs. He lives very close.
- 5.) Gary Nowitzke asked if they had run any prior businesses similar to this?
  - a. Yes, in Whiteford Township on St. Anthony Rd. There were some complaints
- 6.) Craig Assenmacher asked if indoor or outdoor boarding of dogs?
  - a. Indoor, only at night and in crates according to their size
- 7.) Gary Nowitzke asked “Why overnight boarding at all if mostly training?”
  - a. He can give better training. Some people want the dogs stay for entire training process.
- 8.) Craig Assenmacher asked if all training occurs inside
  - a. Yes. Unless they are going for a walk.
- 9.) Mike Jaworski asked about the aesthetics to the building
  - a. Owner is looking at doing similar look as Ann Arbor Welding

Royce Maniko suggested indoor plan be attached.

**Motion** by Ann Nickel-Swinkey to close Public Hearing. **Supported** by Gary Nowitzke. Unanimous. Motion carried.

Discussion by Planning Commission Board:

Kerry Bondy explained the options the PC members have regarding decisions and that the Township Board has the final decision at the Township Board Meeting

Mike Jaworski- Is this Use allowed in MFG zoning?

- a.) Royce Maniko: the ordinance is gray regarding this activity specifically.

Tom Woelmer- His biggest concern would be the noise & smell. Dogs are required to be on leash or in a container when outside of building and this would be beneficial.

Ann Nickel-Swinkey- Questioned the hours of operation and is concerned with the traffic and people in and out. The hours seem long

Chairman John Delmotte- need a solid indoor floor plan and no more than 2 dogs at night. Parking also needs to be detailed.

Craig Assenmacher- concern of where untrained dogs will be dropped off.

Mike Jaworski- Overnight stays are his main concern.

Tom Woelmer- feels that weekend extended hours are needed to work with the public. Leashes must be mandatory.

Chairman John Delmotte asked Jason Nolff to explain the interior layout and to describe where the kennels would be. Jason Nolff explained the layout and mentioned the wall is a 2 hour fire rated wall. It was asked of Jason Nolff if the building would be insulated, he said yes the building is steel with steel siding. They'll build a wall against the masonry wall and he believes they are 14' tall.

Mike Jaworski stated the hours need to be confirmed. Mark Allen stated the hours would be 10-7 Mon-Sat and Sun 12-5. The hours he mentioned earlier was when he would be there, not necessarily open for the public.

Royce Maniko comments:

3-5 Employees

Conditions:

Max # of dogs

# of employees

Safety measures regarding leash or in container when outside  
Hours of operation  
Dog waste removal (if extra pickups needed, would be provided)  
Building insulated  
Only overnight occasionally  
Floor plan that satisfies  
No grooming or day care  
Outside- limited use- re walks  
Site plan to indicate complete buffer, all animals housed indoors. 7-15 dogs

Public comment allowed: Patti Zulewski 112 Sheridan Monroe MI 48162- said a lot of people that come to group class, she included, have multiple dogs. So, parking may not be an issue in that respect. (Parking spaces for customers and employees). Jason Nolff: 28 are required

**MOTION** by Mike Jaworski to approve Special Request Use filed by Jason Miller for Indoor Dog Training Facility at Miller Business Park, 4658 S. Custer Rd Monroe MI 48161, Parcel 5813 128-107-10, zoned M, with Special Use Conditions:

- 1.) All dogs on leash or kennel when outside for safety concerns
- 2.) Hours of Operation M-Sat 10-7 and Sun 12-5
- 3.) Building must be insulated
- 4.) No more than 2 dogs overnight
- 5.) Only 3-5 employees
- 6.) No Day Care of grooming services or boarding of dogs
- 7.) Limit the use of outside training
- 8.) Owner to provide extra waste receptacles or pickups if necessary to control odor
- 9.) All animals to be housed indoors
- 10.) No stray dogs

**Supported** by Adam McLaughlin. Unanimous. Motion Carried.

#### SITE PLAN APPROVAL REQUEST:

2 stage review. 1.) Preliminary 2.) Final Site Plan Review

- 1.) Twp Planner: Review of site plan dated July 20, 2015
  - a.) Sidewalk removal: Not clear if the area will be reused or improved?
  - b.) Landscape Plan: Greenbelt Plan- this was noted as a condition for final site plan approval (May 18, 2015) and is not shown on the submitted drawings.
  - c.) Waste receptacles details- A detail of the enclosure, meeting the requirements of Sec 3.23, needs to be provided
  - d.) Exterior lighting: the proposal does not include any lighting plan or lighting fixture details
  - e.) Management & containment of waste: the site plan should address these requirements
  - f.) Signage: Must comply with Article 17

Kerry Bondy- no comments to add at this time.

#### 2.) Jason Nolff:

- Provided 2 page response letter & 2 page drawing. He went over his key points. He does not believe the Ordinance states they are required to submit floor plan elevations for Site Plan Approval, but will provide one if they PC members want him to.
- Signage: is required through zoning and will be going through the process
- Requested to have Preliminary & Final Approval tonight

3.) Commission Comments and questions:

Do you have Health Department Approval?

-They approved drawings, no approval letter yet. Jason Nolff was willing to show email he had.

Lighting Plan still needed. Jason Nolff will submit plan.

Landscaping?

Will work be followed thru as previously required? They were told work was stalled because of the weather. Berms to be finished and trees to be planted?

-Work will continue as previously approved, islands and curbs will be going in. West side is concern with water. After construction is completed and landscaping is done, the west side should be able to be addressed.

Was a landscape plan submitted asked John Delmotte? Jason Nolff said for this Phase, No. John said based on previous, it's still not done. John does not recall seeing a plan for the buffer. John said based on Lucie Fortin's notes, for the previous site plan, the landscaping was a condition and he is under the impression it is not done?

Jason said the landscaping buffer that was discussed was included in a revised set of site plans. Lucie may not have seen those because it was done with Brian Borden (previous planner).

Mike Jaworski- really wants a copy of the lighting plan.

Ann Nickel-Swinley- Engineer stated the Fire Chief needs to review. They are unsure if Fire Chief has approved or not. They said they'd need to ask Charlie LaPointe (Building Official)

4.) Kerry Bondy- Twp Attorney:

Notes Site Plan Approval must be conditioned on Township Boards approval of Special Use as recommended by the planning commission

Chairman John Delmotte states his overall concern is that a number of things have taken place and requests keep coming in for site plan review and yet there are a backlog of things that haven't been done, not only the current property, but other properties. He understands they are making a recommendation and it is the Township Boards final decision, but he feels it is important that the PC is aware of this issue.

**MOTION** by Mike Jaworski to approve Preliminary Site Plan Review with Board Approval of Special Use Approval with the conditions:

- 1.) Lighting plan be provided
- 2.) Continue landscaping

**MOTION DIED for lack of support**

Adam McLaughlin **Moves** to Recommend Preliminary Site Plan Approval based on the following conditions:

- 1.) Resubmit Building Floor Plan (which needs approved by Planning Commission & or Township Board)
- 2.) Submit Lighting Plan
- 3.) Fire Chief Approval
- 4.) Monroe County Health Department approval
- 5.) Township Planning Consultant approval
- 6.) Special Use being approved by Township Board.

**Supported** by Tom Woelmer.

Jason Nolff stated that the Building Floor Plan is reviewed and approved by others, not the Planning Commission. Chairman John Delmotte explained the Planning Commissions intent is to get a clear understanding of what is going on, not to look at dimensions, etc.

Chairman Delmotte called for a vote for the Preliminary Site Plan Approval submitted by Jason Miller for Indoor Dog Training Facility at Miller Business Park, 4658 S. Custer Rd Monroe Mi 48161, Parcel 5813 128-107-10

Unanimous. **Motion Carried**

#### **OLD BUSINESS:**

1.) Luci Fortin will address Zoning Ordinance Update at our next meeting.

2.) Matiash 8749 S. Custer Rd Monroe, MI complaint to Township Attorney regarding 8710 S. Custer Rd. -Supervisor stated Building Official Charles LaPointe went by building last Thursday.

Dan Williams (from Great Lakes Aerial) present and stated some of the landscaping has been done. The Berm area in the front. Curbing is not done- going in next week- must go in before the asphalt paving is started.

- C of O is not obtained yet. Potential buyers must be aware.

Property is "Available", not "For Sale".

Ann Arbor Welding also does not have an Occupancy permit.

**NEXT MEETING:** September 21, 2015

**ADJOURN: Motion** to adjourn by Ann Nickel-Swinkey. **Supported** by Craig Assenmacher. **Motion carried.**  
Meeting adjourned

Minutes are preliminary until approved.

Ann Nickel-Swinkey, Planning Commission Secretary